

James M. Sinclair Farm
State Route 154
Victor vicinity
Monroe County
Missouri

HABS No. MO-1220

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Mo.
69 VICT.V.
3-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

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JAMES M. SINCLAIR FARM

Location: 0.4 mile west of the South Fork of the Salt River, 2.6 miles southeast of the intersection of State Route 154 and County Route Z. 1.5 miles south of Victor, Monroe County, Missouri.

USGS Florida 7 1/2' Quadrangle, Universal Transverse Mercator Coordinates: 15.600080. 4365120.

Present Owner: United States of America, U.S. Army Corps of Engineers, St. Louis District. (August 1978).

Present Use: Vacant. Located in the Clarence Cannon Dam and Reservoir Project Area.

Significance: The James M. Sinclair Farm consists of a group of buildings clustered in a loose square configuration. The house is an example of the double-pen, single-pile plan type with two rooms of unequal size. It has an integral rear kitchen ell and an added rear bedroom alongside the kitchen.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: circa 1906. Although a precise date cannot be determined, two lifelong residents of the Victor area state that James M. Sinclair constructed the house at that time. (Mrs. Oneva Blair and William J. Friday).
2. Architect/builder: Unknown. It is assumed that James Sinclair built the house and most of the outlying structures.
3. Original and subsequent owners: The James M. Sinclair Farm is located in the northeast and southeast quarters of Section 30, Township 54 North, Range 8 West. The following references are from the deed books in the Office of the Recorder of Deeds, Monroe County Courthouse, Paris, Missouri:

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- 1873 Warranty Deed, August 29, 1873. Recorded in Book 4, page 248. John W. Mateer (sic), James P. and Frances M. Mateer (sic) to Ophelia J. Meteer. 80 acres for \$1000.
- 1876 It is probably at this date, determined from land assessment records, that the property transferred from Ophelia Meteer to W. Davis Sinclair. There is no indication of the date that the property was then transferred from W. Davis to James M. and Lillie Sinclair.
- 1922 Warranty Deed, March 8, 1922. Recorded in Book 83, page 476. James M. and Lillie Sinclair to Charles H. and Lula M. Adams. 120 acres for \$7700.
- 1922 Warranty Deed, December 30, 1922. Recorded in Book 85, page 137. Charles H. and Lula Adams to James T. and Jewell Adams. 120 acres for \$11,700. (Subject to trust deed of January 30, 1918 and January 30, 1923).
- 1930 Trustee's Deed, April 5, 1930. Recorded in Book 91, page 66. James T. and Jewell Adams by Sheriff to Union Central Life Insurance Company. 120 acres for \$5611.
- 1945 Warranty Deed, July 24, 1945. Recorded in Book 109, page 465. Union Central Life Insurance Company to Paul J. Stone, Augusta L. Stone and Mabel C. Kessler. 120 acres for \$3600.
- 1958 Warrnaty Deed, April 30, 1958. Recorded in Book 126, page 364. Edward G. Klaybor and Robert F. and Mabel C. Dooley to Roy L. and Mabel Dowdy and Lamont D. and Goldie Mae Brayman. Unknown acreage for \$1.
- 1971 Warranty Deed, February 23, 1971. Recorded in Book 153, page 297. Dowdy, Brayman, et al. to the United States of America. 80 acres for \$19,500.

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4. Original construction: The Sinclair Farm originated with the construction of the farmhouse. According to William J. Friday, a neighbor farmer, the small frame house was built from pattern-book plans. It was a three-room one-story structure, resting on a limestone pier foundation. The facade had an asymmetrical door-window-door-window arrangement. Ornamentation was minimal, with only slightly projecting window and door moldings.
 5. Alterations and additions: The only major addition to the farmhouse is the room in the northwest corner. Concrete stoops have been placed by the doors on the north and south, and a window has been cut in on the north wall of the kitchen. The wood shingling, weatherboard siding and brick chimney appear to be original. The original interior remains intact, except for the subsequent layers of wallpaper on the walls.
- B. Historical Events and Persons Associated with the Structure:
- Details not known.
- C. Sources of Information:
1. Old views: None located.
 2. Bibliography:
 - a. Primary Sources:

Anderson, Jay; Manager, Living History Farms, Des Moines, Iowa. Personal interview, August 3, 1978

Blair, Oneva, Paris, Missouri. Personal interview, August 3, 1978.

Friday, William J., RFD, Paris, Missouri. Personal interview, August 7, 1978
 - b. Secondary Sources:

Gray, Harold E. Farm Service Buildings (New York: McGraw-Hill Book Company, 1955).

Wooley, John C. Planning Farm Buildings (New York:
McGraw-Hill Book Company, 1958).

Prepared by: William T. Morgan
Architectural Historian
Historic American Buildings
Survey
August 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement (House):

1. Architectural character: The house on the James M. Sinclair Farm was originally a single-story two-room house with a single room in the rear ell. The ell was subsequently enlarged to make a second rear room.
2. Condition of fabric: Structural and exterior fabrics: Fair.
Interior finish: Poor (extensively
vandalized).

B. Description of Exterior:

1. Overall dimensions: Front section: 26'3" (four-bay front) by
16'6"
Rear section: 22'7" by 16'0"
2. Foundations: Dry-laid limestone slabs form low piers along the perimeter walls.
3. Walls: Horizontal weatherboards (4-1/2" exposure) with plain cornerboards which extend beyond the bottom of the siding to the ground. Siding and trim are painted white.
4. Structural system: Lightweight framing using milled oak lumber, with sawn 5"-square sills. Wire nails are used throughout the structure.
5. Porches: A sloped canopy is attached to the wall of the house over the door on the east side. Small concrete stoops are situated at both front doors and at the single rear door.

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6. Chimneys: An interior stove chimney is centered along the ridge of the front section. There is an interior chimney at the ridge of the ell, against the north wall of the kitchen. Both are of brick, without corbeling.
7. Openings:
 - a. Doorways and doors: There are two doors on the south (front) elevation; one on the east wall of the rear ell and one on the north wall of the adjoining shed addition. All exterior doorways have plain casings. The doors have three horizontal panels below a square window and one horizontal paneel above.
 - b. Windows: Four-over-four double hung windows on the south, east, and west elevations of the front section. There are two-light casement windows in the north and west walls of the shed addition. All window frames have plain-board casings and jambs, with lug sills.
8. Roof:
 - a. Shape, covering: Moderately pitched gable roofs cover the front section of the house and original part of the rear ell. a low-pitched shed roof extends from the eaves of the rear gable over the rear bedroom. The gable roofs are covered with wood shingles (5" exposure), the shed roof with corrugated metal sheets.
 - b. Cornices: Horizontal and raking cornices have cyma recta bed moldings; plain frieze boards and soffits. Half-round gutters are hung by metal straps along the south and east roof edges.

C. Description of Interior:

1. Floor plan: The house has one main front room (living room) approximately 15' square, with the door centered between two windows on the front wall of the room.

The second floor front room (bedroom), adjoining the west measures approximately 10' x 15' and has a door at the east corner of its front wall. An integral kitchen ell extends behind the living room. A bedroom is located in a shed addition which fills the space between the front and ell sections of the original house, at the northwest corner.

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2. Stairways: None.
3. Flooring: Floorboards are 3-1/2"-wide tongue-and-groove pine boards, unpainted and covered by sheets of linoleum.
4. Wall and ceiling finish: Interior walls and ceilings are lath-and-plaster covered with patterned wall paper. Plain baseboards line the walls.
5. Doorways and doors: Interior doorways have plain casings. Molded four-panel doors are used throughout the interior.
6. Mechanical systems: Flush-mounted electrical fixtures are set within the walls. It is assumed that heating and cooking were done by wood stoves. The house has no plumbing.

D. Description of Site:

1. General setting and orientation: The James M. Sinclair Farm sits on a broken plateau, bounded on the south by Brush Creek and on the east by the South Fork of the Salt River. To the west lies gently sloping terrain, and to the east the land drops off sharply to a small field, and beyond that, the Salt River. The farm is oriented to take advantage of sun exposure, prevailing winds and natural drainage. The buildings are located in an open field with a row of maple trees forming a small windbreak to the southwest. The house faces south with the outbuildings arranged behind it, and the entrance road runs east-west seventy feet to the south. A small man-made pond lies across the road to the southeast.
2. Outbuildings: The buildings are clustered in a tight square, with the barn located farther to the north. The smokehouse and root cellar are immediately behind the house, and the cistern is close to the northwest corner. The foundation of a building identified as the laundry house can be seen to the west. A privy, which was probably set within this group, was not located. Farther away were the structures for animals: a chicken house to the northeast and a large barn to the north.

Prepared by: Clayton B. Fraser
Project Supervisor
Historic American
Buildings Survey
August 1978

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the St. Louis District of the U.S. Army Corps of Engineers in compliance with Executive Order 11593, as a part of mitigation efforts connected with the construction of the Clarence Cannon Dam and Reservoir. HABS was engaged to document structures of cultural, historical, or architectural significance located within the Cannon Reservoir Project Area, in portions of Monroe and Ralls County, Missouri. The project was completed under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect. Recording was carried out during the summer of 1978 by Clayton B. Fraser, Project Supervisor; William T. Morgan (University of South Florida) and Travis C. McDonald (University of Virginia), Architectural Historians; Barbara A. Hendricks (University of Texas), Project Foreman; and Student Architects Dwight H. Burns (Texas Tech University), W. Michael Coppa (University of Virginia), Stephen H. Lauf (Temple University), and Michael K. Murdock (University of Texas). The data was edited in July 1979 by J.A. Chewning, Architectural Historian in the HABS Washington office. Photographs were taken by David J. Kaminsky in August 1978 and by William C. Haines between February and May 1979.